



ADDRESS: 251-267 N Broad Street

SIZE: Approximately 1,008 sf – Ground Retail Space
Basement - Full

FRONTAGE: 18 Feet

ASKING PRICE: Upon Request

PARKING: Ample in Rear of the Property

NEIGHBORS: Bank of America, Chase Bank, Zoni Language Centers, Subway, USPS, Union County Bank, Wells Fargo Bank, Government Agencies, T-Mobil , Bargain Man, 7-Eleven, Game Stop, Popeye's, Sprint Store, McDonalds' and many more.

The building is located in a very busy and desirable area of Elizabeth, New Jersey downtown Broad Street. It consists of office and retail tenants. The building is 90% rented. Previously the space was occupied by a bill pay and money transfer agency. The building also has ample parking in the rear of the property for customers and tenants use.

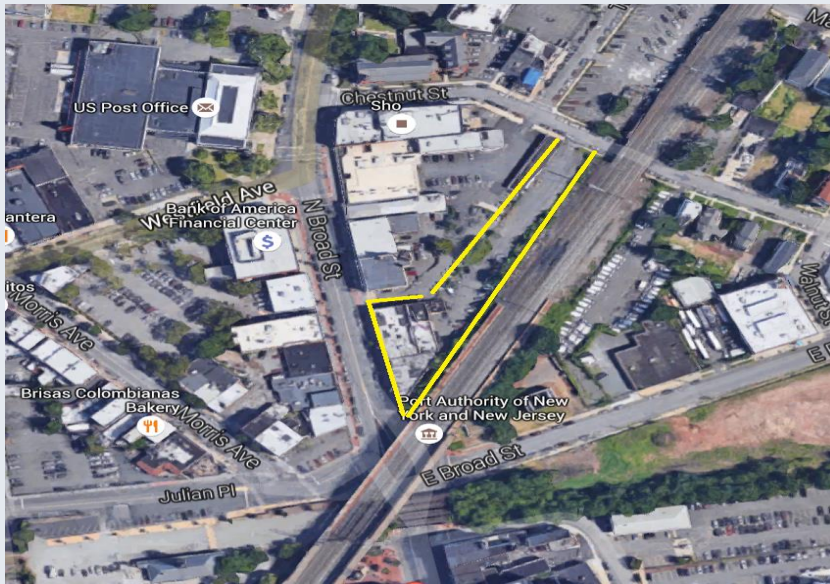
The location is very close to all public transportation as well as Elizabeth Train Station which is few steps away.

FOR FURTHER INFORMATION PLEASE CONTACT EXCLUSIVE BROKER :

Urszula Zoltek

973.798.6130 Ext.101

Urszula@zoltekrealty.com



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Demographics	1 Mile	3 Miles	5 Miles
Population	59,381	229,440	598,402
Households	20,474	78,282	209,904
Owner Occ Housing	20%	34.5%	36.8%
Avg Income	\$54,863	\$64,629	\$67,828